

Newport Banning Ranch

Environmental Impact Report Overview

March 8, 2012

Proposed Project

- 401 acres (ac): 40 ac, in the City
- 1,375 dwelling units (du)
- 75,000 square feet (sf) commercial uses
- 75 room resort inn
- 51 ac. of park, including 27-ac. Community Park
- 252 ac. of open space, with trail system and pedestrian bridge

Objectives of CEQA

- Disclosure of environmental effects of a project
- Identification of ways to avoid/reduce significant environmental effects
- Prevent environmental damage by requiring feasible mitigation and alternatives
- Foster interagency review
- Enhance public participation

Timeline

Agency Meetings in late 2008 and 2009

Local Agency Formation Commission (LAFCO)

City of Costa Mesa

City of Huntington Beach

Orange County Transportation Authority (OCTA)

Notice of Preparation/Public Review

March 18, 2009 to April 17, 2009

Two scoping meetings: Agencies & Public

Timeline Continued

Prepare Draft EIR including Technical Reports

60-Day Public Review Period:

Sept. 9, 2011 to November 8, 2011

Responses to Comments

Study Sessions

Public Hearings

What Does CEQA Require?

- Consideration of all phases of a project, including development and operations
- Comparison of existing environmental conditions (baseline) to future conditions following implementation

What Does CEQA Require?

Environmental Impacts:

Indirect

Direct

Short-term (e.g., construction)

Long-term (e.g., operations)

Cumulative

Growth-inducing

Unavoidable

What Does CEQA Require?

- Mitigation of Significant Impacts

Project Design Features

Standard Conditions and Requirements

Mitigation Measures

- Alternatives to the Proposed Project

Environmental Topics Analyzed in EIR

- Land Use and Related Planning Programs
- Aesthetics and Visual Resources
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Biological Resources
- Population, Housing, and Employment
- Recreation and Trails

Environmental Topics Analyzed in EIR (Continued)

- Transportation and Circulation
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Cultural and Paleontological Resources
- Public Services and Facilities
- Utilities

Project Alternatives

Considered but Not Carried Forward:

- Development Consistent with County General Plan
- Alternative Site
- Construction of General Plan Roads

Project Alternatives

A: No Action/No Development

B: General Plan Open Space

C: Proposed Project With North Bluff Road
to 17th Street

D: Reduced Development & Reduced
Development Area

E: Reduced Development Area

F: Increased Open Space/Reduced
Development

Alternative A: No Action/ No Development

Ongoing Oil Operations

Remains Unincorporated Orange County

Alternative B: General Plan Open Space

Property Acquisition

Oilfield Remediation

Oil Consolidation

Wetlands and Habitat Restoration and Long-
Term Management

Construction of Roadway Network

Active Park

Alternative C: Project With North Bluff Road to 17th Street

Same Development as Proposed Project

North Bluff Road Terminates Just North of 17th
Street

Alternative D: Reduced Development & Reduced Development Area

1,200 du (compared to of 1,375 du)

60,000 sf commercial in Urban Colony (compared to 75,000 sf)

15,000 sf of visitor-serving commercial (instead of 75 room resort inn)

Approx. 39 acres of parks (compared to 51 acres).

No Nature Center or Interpretive Trails

269 ac of Open Space (compared to 252 ac.)

Development footprint decrease from 98 to 93 acres

Alternative E:

Reduced Development Area

Same number of dwelling units: 1,375 (↑ density)

60,000 sf commercial in Urban Colony (compared to 75,000 sf)

15,000 sf of visitor-serving commercial (instead of 75 room resort inn)

Development footprint decrease from 98 to 93 ac.

269 ac. of Open Space (compared to 252 ac.)

No Nature Center or Interpretive Trails

39 acres of park compared to 51 acres.

Alternative F: Increased Open Space and Reduced Development

Same number of residential units (1,375 du): Higher density, smaller lots

Development area decreases from 97 to 84 ac.

No resort inn or visitor-serving commercial uses.

Open space increases from 252 to 282 ac.

No Nature Center or interpretive trails

60,000 sf of neighborhood commercial

35 ac. of parks, inc. 22-ac Community Park

Fully Mitigated Impacts

- Land Use: Policy Consistency
- Aesthetics and Visual Resources: Less than Significant Visual Character Impacts
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Biological Resources

Fully Mitigated Impacts

- Population, Housing, and Employment
- Recreation and Trails
- Cultural and Paleontological Resources
- Public Services and Facilities
- Utilities

Land Use and Related Planning Programs

- Would not physically divide an established community.
- Consistent with applicable land use policies

Aesthetics and Visual Resources

- Views of site would be altered: less than significant impact
- Topographical alterations: less than significant



Existing View.



Proposed View. (Note: Landscaping on Sunset Ridge Park subject to change based on final agency approvals.)

Source: VisionScape Imagery 2010

View 1 Resort Colony: Resort Inn

Newport Banning Ranch EIR

Exhibit 4.2-3a

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Source: VisionScape Imagery 2010

Visual Simulations Key Map

Newport Banning Ranch EIR



Exhibit 4.2-2

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Existing View.



Proposed View. (Note: Landscaping on Sunset Ridge Park subject to change based on final agency approvals.)

Source: VisionScape Imagery 2010

View 1 Resort Colony: Resort Flats

Newport Banning Ranch EIR

Exhibit 4.2-3b

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Existing View.



Proposed View.

Source: VisionScape Imagery 2010

View 2 Pedestrian and Bicycle Bridge

Newport Banning Ranch EIR

Exhibit 4.2-4

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Source: VisionScape Imagery 2010

View 3 Resort Colony: Resort Flats

Newport Banning Ranch EIR

Exhibit 4.2-5a



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Existing View.



Proposed View.

Source: VisionScape Imagery 2010

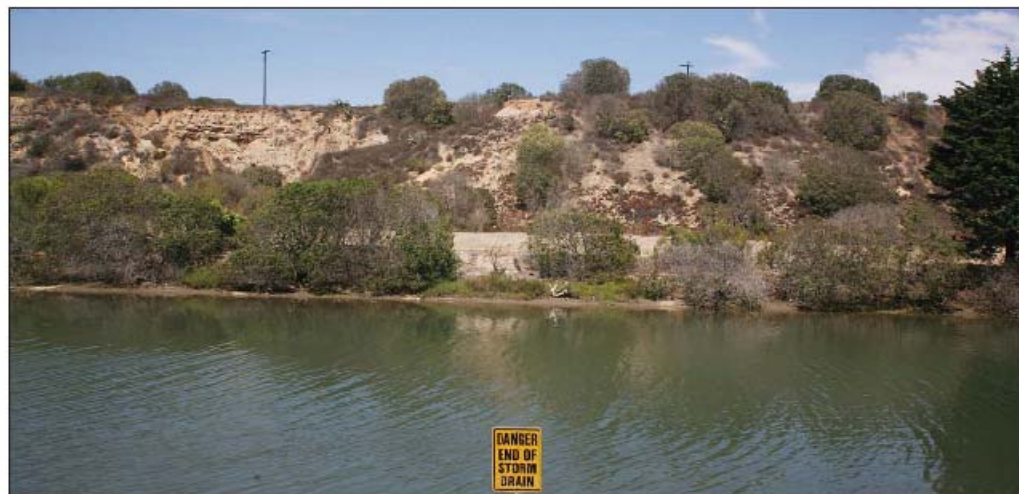
View 3 Resort Colony: Resort Inn

Newport Banning Ranch EIR

Exhibit 4.2-5b

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Existing View.



Proposed View.

Source: VisionScape Imagery 2010

View 4 Open Space Preserve and Consolidated Oil Sites Access Road

Exhibit 4.2-6

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Existing View.



Proposed View.

Source: VisionScape Imagery 2010

View 5 Open Space Preserve and North Family Village

Exhibit 4.2-7

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Existing View.



Proposed View.

Source: VisionScape Imagery 2010

View 6 North Bluff Road at 19th Street

Exhibit 4.2-8

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Existing View.



Proposed View.

Source: VisionScape Imagery 2010

View 7 Urban Colony

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Exhibit 4.2-9

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Existing View.



Proposed View. (Note: The Coastline Community College Learning Center is under construction on the parcel on the right side of the visual simulation.)

Source: VisionScape Imagery 2010

View 8 Community Park and South Family Village

Exhibit 4.2-10

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Existing View.



Proposed View.

Source: VisionScape Imagery 2010

View 9 From Eastbound West Coast Highway: Resort Flats

Exhibit 4.2-11a

Newport Banning Ranch EIR

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Existing View.



Proposed View.

Source: VisionScape Imagery 2010

View 9 From Eastbound West Coast Highway: Resort Inn

Exhibit 4.2-11b

Newport Banning Ranch EIR



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Geology and Soils

- Seismic Activity: Compliance with Building Codes
- Faulting: Setback Zones
- Soil Erosion and Sedimentation: Compliance with Best Management Practices and Regulatory Requirements
- Grading : 2,500,000 cubic yards (cy) including approx. 900,000 cy of excavation activities and approx. 1,455,000 cy of corrective grading.

Hydrology and Water Quality

- Potential Water Quality Impacts:
 - Construction of water quality basins
 - Green Street Program (Low Impact Development Features)
 - Compliance with Water Quality Management
- Increased Runoff Captured in on-site basins, etc.
- No development in 100-year floodplain

Hazards and Hazardous Materials

Site Remediation

Remediation of soils and removal of oil infrastructure, asphalt, concrete

Remediation related to any methane & volatile organic compounds

Estimated 246,00 cy: 138,00 cy hydrocarbon-impacted soil & 108,000 cy of road materials & concrete

Hazards and Hazardous Materials

Compliance with Final Remedial Action Program:

Requires Approval and Oversight by Regional
Water Quality Control Board and Orange
County Health Care Agency

Health Risk

Human Health Risk Assessment

Health risk associated with Toxic Air Contaminants for Off-Site and On-Site Receptors:

Less than Significant based on SCAQMD Thresholds

Population, Housing, and Employment

No Impacts: Proposed Project is Consistent with
Projected Growth for Site, City, and Region

Recreation and Trails

- Project Includes approximately 51.4 gross ac. of parkland, including 26.8 ac. for the public Community Park

Exceeds park dedication requirements

- Pedestrian and Bicycle Bridge
- Public Trails

Cultural and Paleontological Resources

- No impacts to known historical resources
- Impacts to three archaeological sites
- Potential impacts to paleontological resources

Public Services and Facilities

- **Fire Protection:** May require a temporary station to meet response times
- **Police Protection:** No significant impacts
- **Schools:** Available capacity
- **Libraries:** No significant impacts
- **Solid Waste:** No significant impacts

Utilities

- **Water Supply:** Can be served by City; Water Supply Assessment approved in 2011.
- **Wastewater Facilities:** Adequate treatment capacity available
- **Energy: Electricity, Natural Gas:** No significant impacts

Significant Unavoidable Impacts

- Aesthetics and Visual Resources: Lighting
- Traffic
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Land Use Compatibility

Aesthetics and Visual Resources: Lighting

- “Dark Sky” Lighting Program: Adjacent to Open Space Preserve
- Overall Lighting of Property, including Community Park
- Introduction of Night Lighting Identified in City of Newport Beach General Plan Update EIR as significant and unavoidable

Traffic

- City of Newport Beach: Newport Blvd at West Coast Highway (Fully Mitigated)
- City of Costa Mesa (Significant, Unavoidable):
 - Monrovia at 19th Street
 - Newport at 17th Street
 - Newport at 18th Street
 - Newport at 19th Street
 - Newport at Harbor Boulevard
 - Pomona at 17th Street
 - Superior at 17th Street

Air Quality

- Construction Emissions: NO_x
- Long-Term Operational Emissions: VOC and Carbon Monoxide
- Cumulatively Consideration Contributions to Regional Concentrations of Ozone

Greenhouse Gas Emissions

- Quantities would exceed City's Significance Threshold: Cumulatively Significant with Mitigation

Noise

- Construction: Significant Unavoidable with Mitigation
- Vehicular Noise in Costa Mesa: 17th St west of Monrovia; Mitigation is Rubberized Asphalt
- Vehicular Noise in Newport Beach: 15th St west of Placentia; Mitigation is Rubberized Asphalt (fully mitigated)
- Vehicular Noise from Bluff Road and 15th Street

Land Use Compatibility

- Generally compatible
- Related to long-term noise and night illumination

Environmentally Superior Alternative

Alternative B: Open Space

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Alternative F: Increase Open Space and
Reduced Development

